

FOR SALE

11 SHEUCHAN VIEW, STRANRAER, DG9 7TA



An opportunity arises to acquire a detached bungalow situated within a popular residential development towards the southern perimeter of town. The property benefits from the addition of a conservatory to the rear, uPVC double glazing, and electric heating. Set within a generous area of easily maintained garden ground with ample off-road parking.

**HALLWAY, LOUNGE, DINING ROOM,
CONSERVATORY, KITCHEN, BATHROOM
2 BEDROOMS, GARDEN, GARAGE**

PRICE: Offers over £145,000 are invited



Property Agents

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying pleasant location within a popular modern residential development towards the southern perimeter of town, this is a detached bungalow which provides most comfortable accommodation over one level.

The property, which is of timber frame construction finished in fystone and render under a tiled roof, benefits from the addition of conservatory to the rear, uPVC double glazing, and electric heating.

Set within its own area of fully landscaped and easily maintained garden ground with the added benefit of off-road parking.

The property is ideally suited to those in search of an easily maintained residence in an attractive location.

Local amenities within close proximity include general store and primary school while all major amenities are to be found in and around the town centre approximately one and a half miles distant. These include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is a town centre and secondary school transport service available from nearby.

HALLWAY:

The property is accessed by way of a uPVC storm door with glazed side panel. There are two built-in cupboards one of which houses the new electric consumer unit. Electric storage heater.



LOUNGE:

This is a bright public room with a view over the front garden. Electric storage heater and TV point.



DINING ROOM:

A reception room to the rear. Pine wall panelling and electric panel heater.



CONSERVATORY:

Located off the dining room. Access to the rear garden.



KITCHEN:

The kitchen has been fitted with a range of maple design floor and wall mounted units with woodgrain style worktops incorporating a stainless-steel sink with mixer. Electric cooker point. Pine ceiling and wall panelling.



BATHROOM:

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC, and bath. There is an electric shower in place over the bath.



BEDROOM 1:

A bedroom to the rear with a TV point.



BEDROOM 2:

A bedroom with a window to the side.



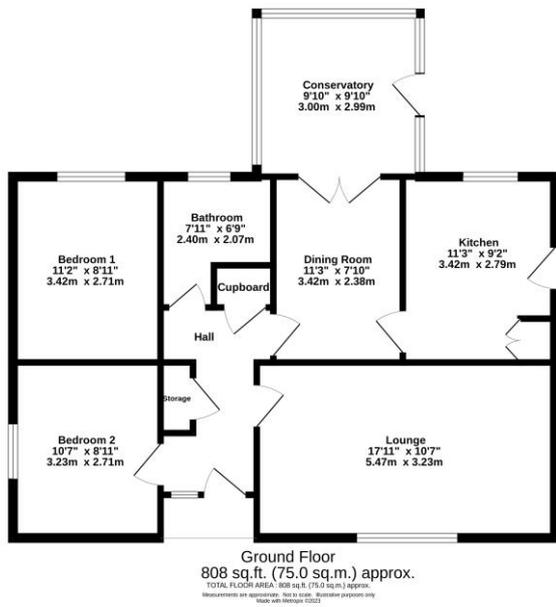
GARAGE:

A detached garage to the rear with an up & over door to the front and side service door.

GARDEN:

The property is set amidst its own generous area of easily maintained garden ground. The front has been laid out in gravel for ease of maintenance and is set behind screen hedging. There is a paved driveway leading to the detached garage, concrete patio, and small area of lawn.





ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 30/06/2023

COUNCIL TAX: Band 'D'

SERVICES:

Mains electricity, water, and drainage. EPC = E

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.